



Staff Report PC16-002-DP

New Hope Christian Church– Development Plan

Docket PC-016-002-DP – Development Plan – New Hope Christian Church. The petitioner is requesting approval of a Development Plan to be known as the New Hope Christian Church Expansion. The subject property is currently zoned R-1 and about 38.2 acres. The Technical Advisory Committee (TAC) reviewed the plans on 2/16/2016. The petitioner is T & W Corporation, and the project engineer is Kimley-Horn Associates. No waiver is being requested at this time.

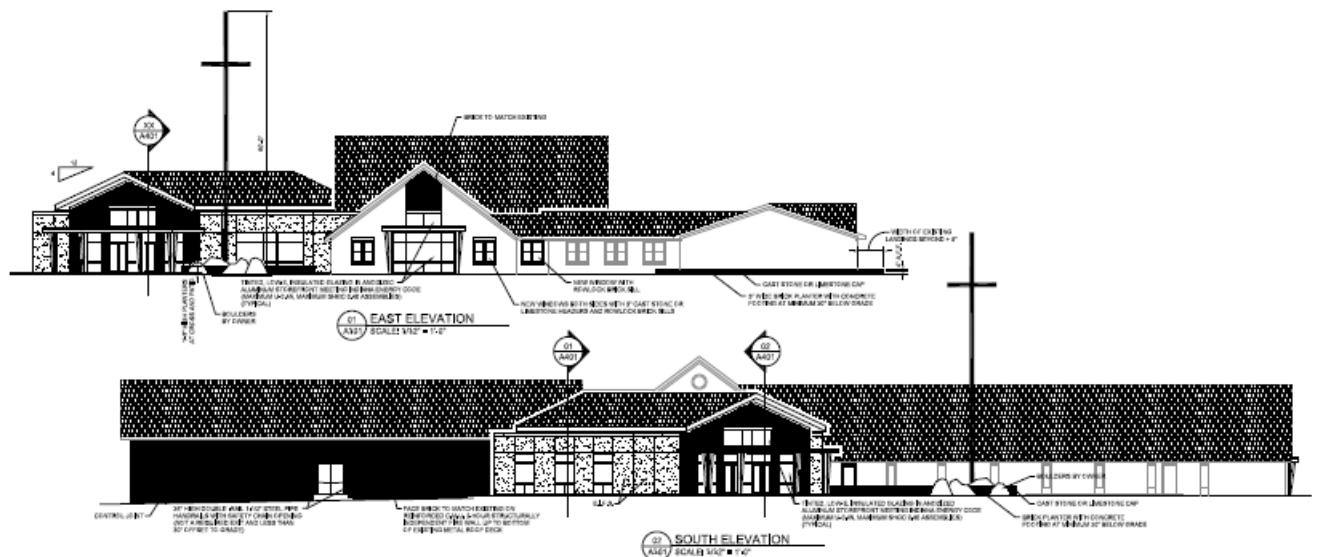
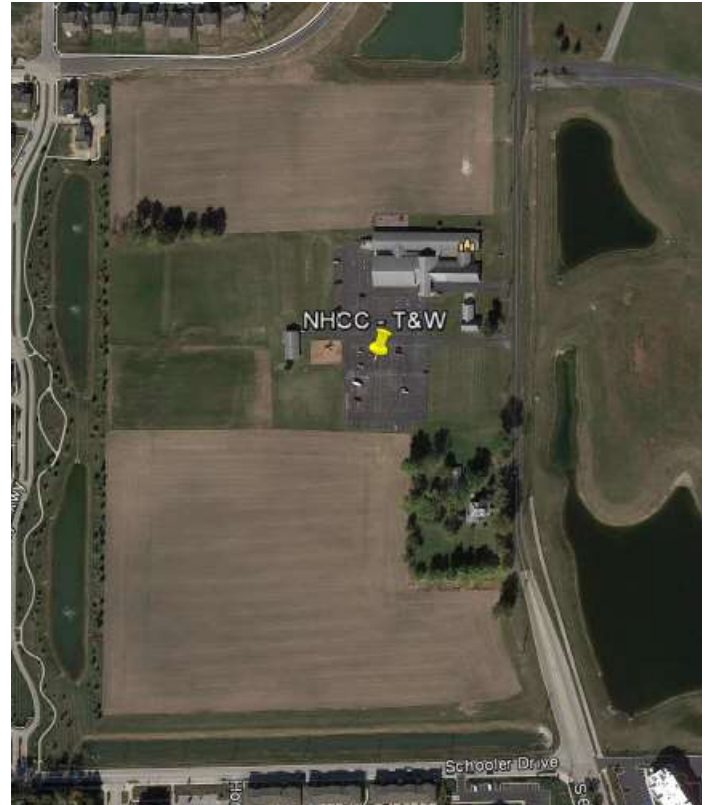
History

New Hope Christian Church is surrounded by the Anson I-65 PUD. This property is separate by the PUD and is currently zoned R-1.

Proposed Development

The proposed development is part of a phased master plan. This phase plans to improve the existing facility by adding new entryways, seal coating and restriping the existing parking lot, demolishing the exiting church office building and constructing a new curb cut to Main Street for better access. Grading and storm sewer will be installed to property drain the improvements to the pond within the Pulte residential development to the north of the church.

The proposed elevations for this site are below:



Compliance

The proposed development abides by the Whitestown UDO, Comprehensive Plan, and Transportation Plan.

Technical Advisory Committee Comments

All of the TAC comments have been addressed. Only a few minor comments are needed to address on the revised plans, but do not affect the consideration of the development plan at this time. Items to include:

- Continue working with Boone County Surveyor's Office regarding drainage specific to this site.

Staff Comments

The proposed elevations include a 60' cross separate from the primary structure. This does not abide by the Whitestown UDO Accessory Structures and Structure Height listed:

4.7 Structures - C. Structure Height: All building hereafter shall comply with the height regulations of the district in which it is located, with the exception of the following:

- 1) An agricultural structure may be erected or changed to any height necessary for its operation.
- 2) Spires and church steeples may be erected or changed to any height that is not otherwise prohibited.

R-1 Structure height limitations listed out in the Development Standards Table shows a non-residential Maximum height of 25 feet.

Staff Recommendation

Staff recommends that the WPC approve the development plan Docket PC16-002-DP New Hope Christian Church Expansion with the following conditions

- 1) Any additional signage and landscaping on New Hope Boulevard access drive entrance be approved and acknowledged by Pulte and the Town of Whitestown.
- 2) The 60' accessory structure cross be approved separately as a design variance.

